



### Key Themes Inspiring Council Action

- Importance of protecting riparian areas & floodplains
- Lessons learned in Austin & beyond: need best science
- Prevention is affordable; repairs are not
- Simplicity and complexity
- A sustainable future: green infrastructure; compact development; connectivity; health; water
- Balance environmental protection & development opportunity

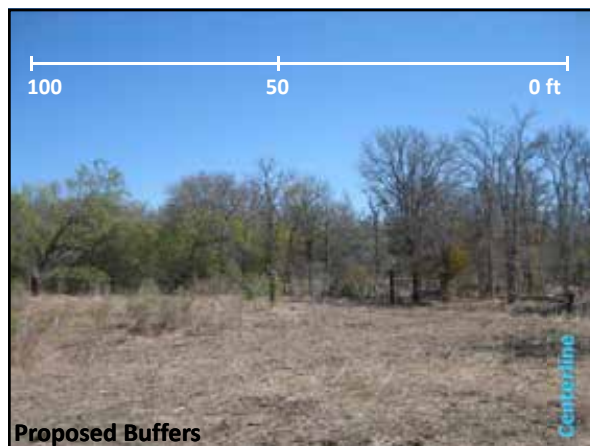
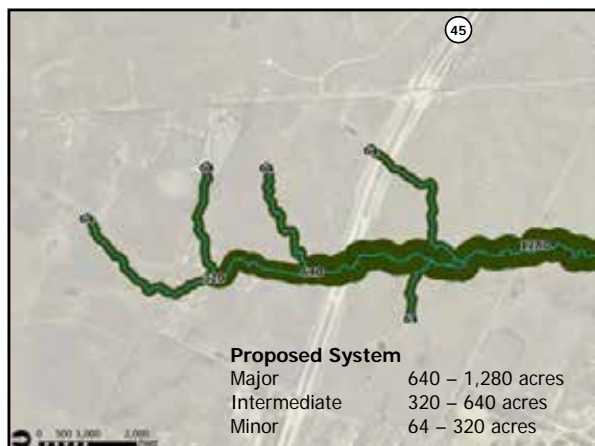
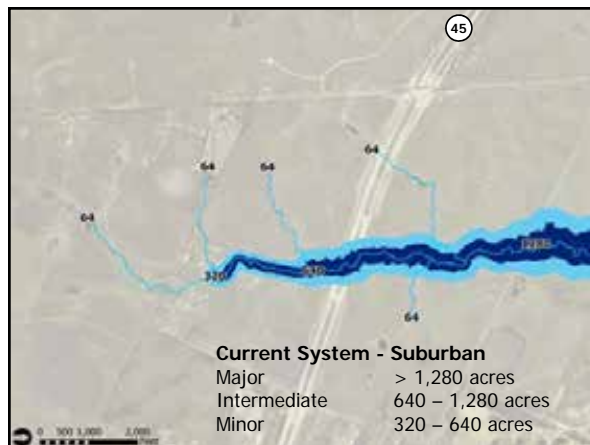
### Council Resolution

1. Creek Protection
2. Floodplain Protection
3. Development Patterns & Greenways
4. Improved Stormwater Controls
5. Mitigation Options
6. Simplify Regulations & Maintain Opportunity
7. Coordinate with Regional Partners

[\(Resolution #20110113-038\)](#)

### Creek Protection

"Improve stream buffer requirements, including critical headwater areas, to protect water quality and reduce erosion, flooding, and long-range costs for infrastructure maintenance."



## Floodplain Protection

"Promote, encourage and/or require the preservation and restoration of floodplains and stream buffers as well as the beneficial re-purposing of mining quarries."

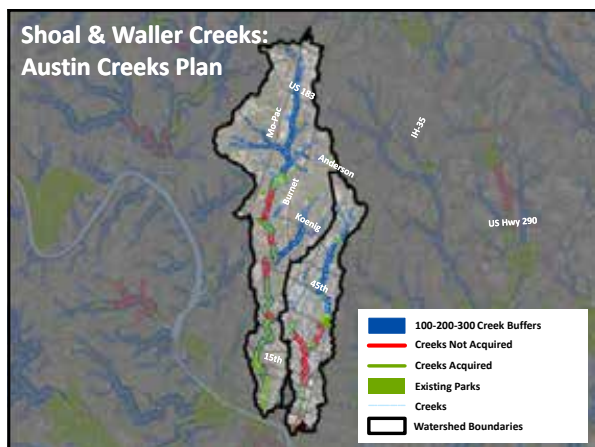


## Development Patterns & Greenways

"Explore opportunities to encourage a development pattern that better protects public and private property, preserves floodplains, creeks and open spaces, and provides access and connectivity with greenways and trails."



## Shoal & Waller Creeks: Austin Creeks Plan



## Improved Stormwater Controls

"Improve permanent stormwater controls to better moderate runoff and help reduce streambank erosion."



## Mitigation Options

"Explore better ways to regulate the modification of floodplains, including options for off-site mitigation for developments in areas that are planned for higher density developments."



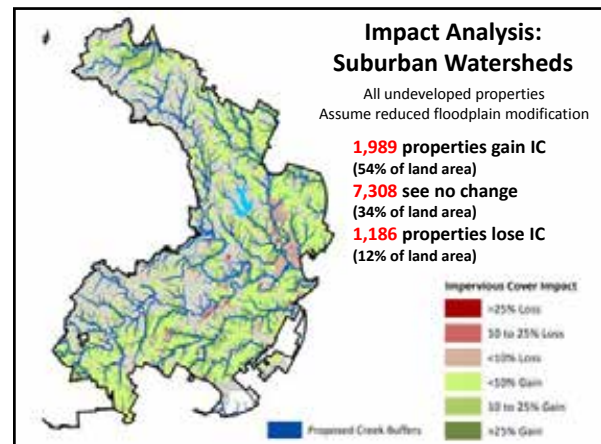
## Simplify Regulations

"Simplify development regulations where possible and minimize the impact of any changes on individual and collective abilities to develop land."

ELEMENT	DESIRED DEVELOPMENT ZONE			DRINKING WATER PROTECTION ZONE		
	Urban	Suburban City Limits	Suburban N. Edwards/ETJ	Water Supply Suburban	Water Supply Rural	Barton Springs Zone
Watershed Classification						
Minor	64 ac.	320 - 640 ac.	320 - 640 ac.	128 - 320 ac.	64 - 320 ac.	64/128 - 320 ac.
Intermediate	64 ac.	640 - 1280 ac.	640 - 1280 ac.	320 - 640 ac.	320 - 640 ac.	320 - 640 ac.
Major	64 ac.	over 1,280 ac.	over 1,280 ac.	over 640 ac.	over 640 ac.	over 640 ac.
Critical Water Quality Zone						
Minor	50 - 100 ft.	50 - 100 ft.	50 - 100 ft.	50 - 100 ft.	50 - 100 ft.	50 - 100 ft.
Intermediate	50 - 400 ft.	100 - 200 ft.	100 - 200 ft.	100 - 200 ft.	100 - 200 ft.	100 - 200 ft.
Major	50 - 400 ft.	200 - 400 ft.	200 - 400 ft.	200 - 400 ft.	200 - 400 ft.	200 - 400 ft.
Water Quality Transition Zone						
Minor	None	100 ft.	100 ft.	100 ft.	100 ft.	100 ft.
Intermediate	None	200 ft.	200 ft.	200 ft.	200 ft.	200 ft.
Major	None	300 ft.	300 ft.	300 ft.	300 ft.	300 ft.

### Impact Analysis: Suburban Watersheds

- Analysis for undeveloped properties shows:
  - Minor gain (**4-5%**) in average impervious cover
  - Majority of properties (**70%**) are not affected
  - Majority of affected sites (**80%**) are within a range of +/-25 percent for impervious cover impact
  - Site-specific factors will affect each site differently
- Affordability Impact Statement assessment



### Coordinate with Regional Partners

"Work in coordination with Travis County and neighboring communities to develop the above changes."

### Key Ordinance Changes

**Phase 1**

- Stream Buffers / Headwaters Protections
- Critical Water Quality Zones
- Floodplain Modification Protections & Mitigation
- Water Quality Controls
- Erosion Hazard Protections
- Planned Unit Development (PUD) Tier 2 Options
- Redevelopment Exception Expansion

**Phase 2**

- Hydrology

### Stakeholder Input

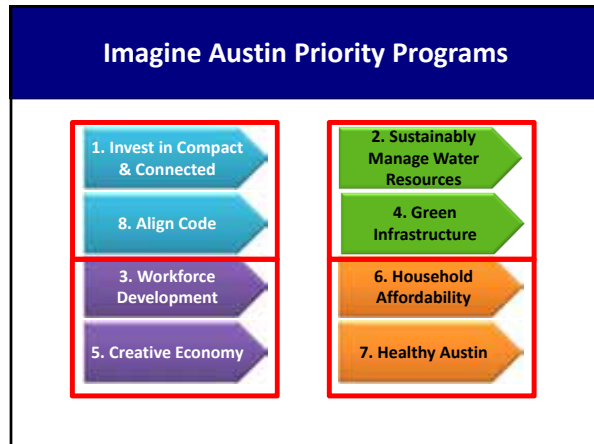
**15 Information Gathering Meetings**  
**11 Ordinance Review Meetings**

### Draft Ordinances & Criteria

1. 25-8 Environment	116+ changes; 55 pg.
2. 25-7 Drainage	20+ changes; 14 pg.
3. 25-2 Zoning	PUD environmental; 6 pg.
4. LDC 25-1 General Requirements	1 pg.
5. Environmental Criteria Manual	
6. Drainage Criteria Manual	

---

Subdivision Ordinance	} Separate, Coordinated Initiatives
Transportation Criteria Manual	
Imagine Austin Code Overhaul	



### Imagine Austin Priority Programs

- Create a green infrastructure program to protect environmentally sensitive areas and integrate nature into the city.
  - Create a comprehensive network of parks, waterways, greenways, trails, green streets, natural areas, and other “green” features (e.g., a healthy urban forest) throughout Austin.
- Sustainably manage our water resources.
- Change Austin’s development regulations and processes to promote a compact & connected city.
  - “Phase 3” of Watershed Protection Ordinance



### Imagine Austin Growth Concept Map

- Protects existing open space and natural resources such as creeks, rivers, lakes, and floodplains.
- Promotes infill and redevelopment as opposed to typical low-density “greenfield” development.
- Focuses new development in mixed-use corridors and centers.
  - Environmental mitigation
  - Four centers located in the environmentally sensitive “Drinking Water Protection Zone.”

### Phase 1 WPO Adoption Schedule

Council Resolution	January 2011
Stakeholder Meetings: Input	Sep. 2011 – April 2012
Staff develops Draft Ordinance	April – November
Stakeholder Meetings: Phase 1 Draft Ordinance	Dec. ‘12 – May ‘13
Stakeholder Meeting: Review Draft Ordinance	June 14
Planning Commission: Codes & Ordinances (Briefing)	June 18
Environmental Board	June 19
Planning Commission: Codes & Ordinances (Action)	July 16
Planning Commission	July 23
City Council	August 22
Travis County Commissioner’s Court (Title 30)	Fall

### Contact/Additional Information

**Matt Hollon**  
**Watershed Protection Department**  
**City of Austin**  
**(512) 974-2212**  
[matt.hollon@austintexas.gov](mailto:matt.hollon@austintexas.gov)  
  
[www.austintexas.gov/page/watershed-protection-ordinance-0](http://www.austintexas.gov/page/watershed-protection-ordinance-0)